

118.0

0002

0005.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

596,900 / 596,900

USE VALUE:

596,900 / 596,900

ASSESSED:

596,900 / 596,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DE CUBA STEPHANIE A ETTINGER	
Owner 2:	
Owner 3:	

Street 1: 144 WRIGHT STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DE CUBA STEPHANIE A ETTINGER -	
Owner 2: CUBA ISRAEL A -	
Street 1: 144 WRIGHT STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5276		Sq. Ft.	Site		0	70.	1.10	6									404,797						404,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5276.000	192,100		404,800	596,900		75830
							GIS Ref
							GIS Ref
							Insp Date
							09/26/18

PREVIOUS ASSESSMENT								Parcel ID	118.0-0002-0005.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	192,100	0	5,276.	404,800	596,900		Year end	12/23/2021
2021	101	FV	185,400	0	5,276.	404,800	590,200		Year End Roll	12/10/2020
2020	101	FV	185,400	0	5,276.	404,800	590,200		590,200 Year End Roll	12/18/2019
2019	101	FV	166,900	0	5,276.	399,000	565,900		565,900 Year End Roll	1/3/2019
2018	101	FV	166,900	0	5,276.	306,500	473,400		473,400 Year End Roll	12/20/2017
2017	101	FV	166,900	0	5,276.	289,100	456,000		456,000 Year End Roll	1/3/2017
2016	101	FV	166,900	0	5,276.	266,000	432,900		432,900 Year End	1/4/2016
2015	101	FV	166,100	0	5,276.	248,700	414,800		414,800 Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
DE CUBA STEPHAN	65415-503		5/26/2015	Convenience		1	No	No		9140
BREault RICHARD	54697-305		5/14/2010		385,000	No	No			
BREault RICHARD	37454-407		12/23/2002		350,000	No	No	N		
	10956-189		10/15/1965							

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/30/2017	1437	Redo Bas	11,800	C					9/26/2018	MEAS&NOTICE	CC	Chris C											
3/29/2016	340	Redo Kit	14,000					redo kitchen	12/6/2008	Meas/Inspect	201	PATRIOT											
4/10/2003	255	Porch	4,180						3/12/2002	MLS	MM	Mary M											
									3/13/2000	Inspected	264	PATRIOT											
									2/14/2000	Measured	264	PATRIOT											
									8/30/1993		AS												

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average										40			
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1								
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1960	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G11	Fact: .			Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB 1						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL						
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	5	2							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Additions:										
Prim Int Wal 1 - Drywall				Functional:		%		Kitchen:										
Sec Int Wall:	%			Economic:		%		Baths:										
Partition: T - Typical				Special:		%		Plumbing:										
Prim Floors: 3 - Hardwood				Override:		%		Electric:										
Sec Floors:	%			Total:	26.4 %			Heating:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	5	2							
Subfloor:				Basic \$ / SQ: 100.00														
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.99989998														
Insulation: 2 - Typical				Adj \$ / SQ: 134.987														
Int vs Ext: S				Other Features: 78500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 261002														
% Com Wal	% Sprinkled			Depreciation: 68904														
				Depreciated Total: 192097														
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val								
SPEC FEATURES/YARD ITEMS				Serial #:				Juris. Factor: 1.00	Before Depr: 134.99									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 118-0-0002-0005.A
More: N	Total Yard Items:				Total Special Features:				Total:									IMAGE AssessPro Patriot Properties, Inc